



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

To: Patrick Wright, Planning Director

From: Alison Higgins, Sustainability Coordinator
Tim Staub, Multimodal Transportation Coordinator

Cc: Planning Board

Date: 6/13/19

Subject: APPROVE: Parking Variance for College Road Affordable Housing

Conclusion: The City's current affordable and market rate multifamily residential parking ratios are 22 years old and out of step with not only actual parking usage, but also the desired future of transportation. In order to maximize the housing offered, improve on green space, and encourage multimodal transportation, we recommend that the variance be granted.

Current Conditions: The City's Transportation Coordination Team (TCT) surveyed current multifamily units similar to College Road: (The following numbers were recorded between 0400 and 0600 on weekdays at the respective locations)

- Poinciana Plaza: 214 Total Units, 391 Parking Spaces, 281 Cars, 1.3 Cars per Unit, 38 Bicycles, .18 Bicycles per Unit, 39 Scooters, .18 Scooters per Unit, 9th transit utilization, 4 line service
- Ocean Walk: 296 Units, 365 Parking Spaces, 327 Cars, 1.1 Cars per Unit, 166 Bicycles, .56 Bicycles per Unit, 67 Scooters, .22 Scooters per Unit, 24th Transit utilization, 2 line service
- West Isle Apartments: 192 Units, 200 Parking Spaces, 138 Cars, .72 Cars per Unit, 283 Bicycles, 1.47 Bicycles per Unit, 106 Scooters, .55 Scooters per Unit, 39th transit utilization, 4 line service

Recommendation and Support: The combined average car to unit ratio of the three large multifamily developments is 1.05 cars per unit. This would indicate that a variance of 1.2 spaces per unit is in line with the reality of Key West's transportation need. Additionally, the development has existing alternative transportation available. The design exceeds the average bicycle (.69/u) and scooter (.3/u) parking ratios of the three large developments and has inbound and outbound bus stops.

Justification: Traffic congestion is the 3rd ranked priority of the residents of Key West, according to the 2015 Citizens Survey. Traffic and safety was one of the top four most frequently commented on in the more recent Monroe County Strategic

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.



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Plan Survey. The City Commission created the Parking and Alternative Transportation Group (PAT) to recommend ways to alleviate parking and single occupancy vehicles and assigned the Sustainability Advisory Board (SAB) to shepherd the PAT recommendations.

PAT Recommendation: Recommendation #12 was to encourage developers to facilitate alternative transportation by waiving minimum parking requirements and substituting additional bicycle and scooter parking, designing carpooling and vanpooling programs, and providing convenient public transit options related to the City's College Road Affordable Housing Project.

SAB Recommendation: Based on research by the City's internal Transportation Coordination Team, the SAB took the recommendation one step further, recommending that the College Road Affordable Housing Project become the City's showcase for all best management practices in multi-modal transportation. This includes reducing the number of single occupancy vehicles spaces provided and providing more than the required space for bicycles and scooters as well as a connection to the bus network.